

## An Official Statistics Publication for Scotland

### ANNUAL PLANNING PERFORMANCE STATISTICS, 2013/14 Published 24th JULY 2014

This report presents statistics on planning decision-making and timescales across the years 2012/13 and 2013/14. It is based on quarterly data collected by the Scottish Government from Local and Planning Authorities as part of the Planning Performance Framework (introduced in 2012). Longer term trends are also presented where data for earlier years is available in a comparable format.

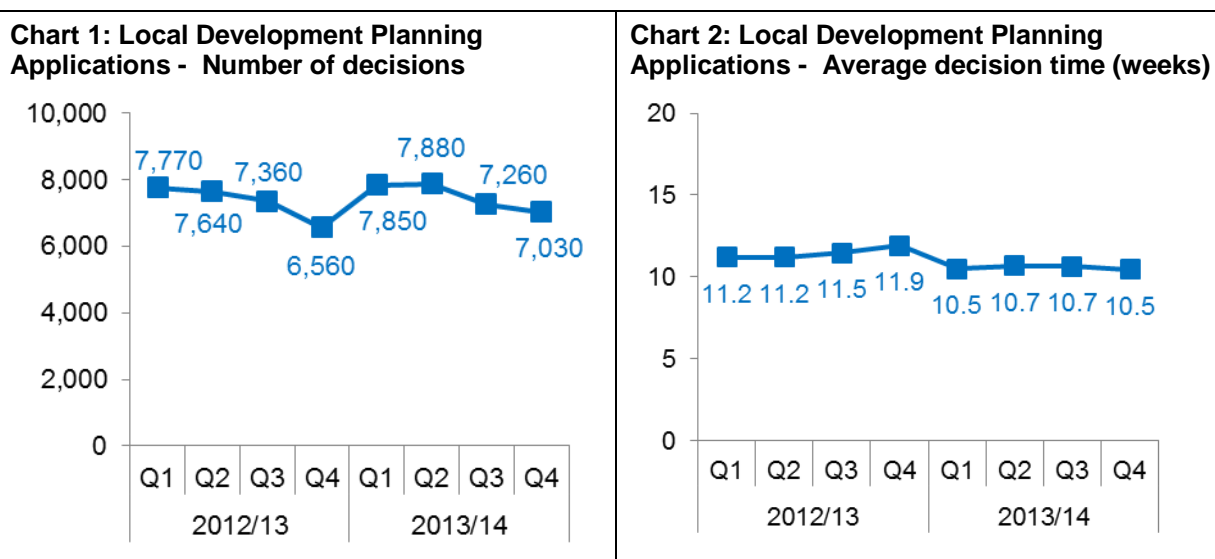
#### Local Development Planning Applications

Local developments include applications for household extensions and loft conversions etc, smaller housing and retail developments, as well as various other types of local developments.

#### Latest Year (excludes legacy cases)

	The total number of local development decisions <b>increased</b> by 2.4% from 29,330 in 2012/13 to 30,030 in 2013/14.
	The <b>average decision time</b> for local developments has <b>improved</b> by almost 6 days to 10.6 weeks for the year 2013/14, from 11.4 weeks in the previous year.
	The <b>percentage</b> of local developments <b>decided within 2 months</b> has <b>improved</b> to 72.7% in 2013/14, compared to 69.4% in the previous year.

#### Latest Quarter (excludes legacy cases)





The average decision time for local developments **improved** to 10.5 weeks in the fourth quarter of 2013/14, down from the previous quarter (10.7 weeks) and from the comparable quarter in 2012/13 (11.9 weeks).

These figures exclude pre 3<sup>rd</sup> August 2009 legacy cases – see [Section 4](#) for data on local applications that include legacy cases.

### Major Development Planning Applications

These include applications for developments of 50 or more homes, as well as certain waste, water, transport and energy-related developments, larger retail developments, and other types of major developments.

#### Latest Year (excludes legacy cases)



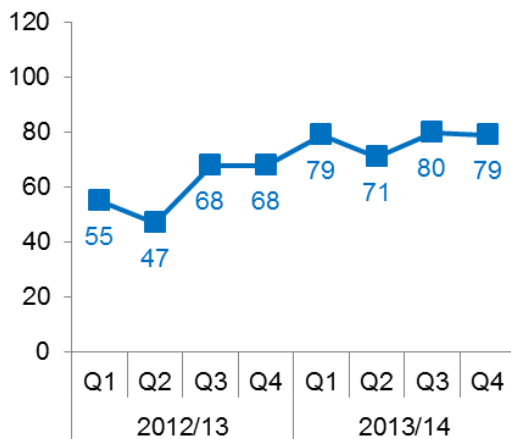
The total number of major development decisions **increased** by 29.8% from 238 in 2012/13 to 309 in 2013/14.



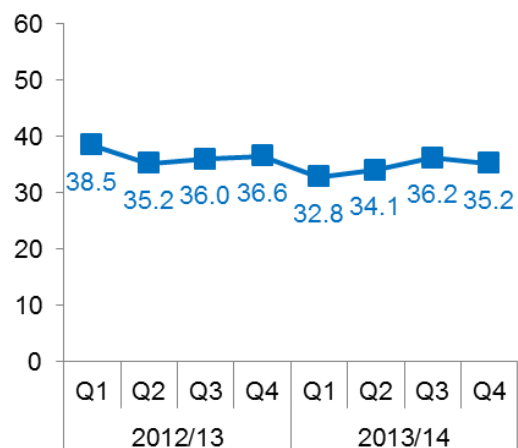
The **average decision time** for major developments has **improved** by more than 12 days to 34.6 weeks for the year 2013/14, from 36.3 weeks in the previous year.

#### Latest Quarter (excludes legacy cases)

**Chart 3: Major Development Planning Applications - Number of decisions**



**Chart 4: Major Development Planning Applications - Average decision time (weeks)**



The **average decision time improved** to 35.2 weeks in quarter 4 of 2013/14, down from the previous quarter (36.2 weeks) and from the comparable quarter in 2012/13 (36.6 weeks)

These figures exclude pre 3<sup>rd</sup> August 2009 legacy cases – see [Section 5](#) for data on major applications that include legacy cases.

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This is a new style of annual publication which aims to provide value-added commentary, charts and summary tables in addition to the standard annual Excel web tables. We would be grateful for your views on the format and content of this publication, or if you have any suggestions for improvements that we could build into future versions. Please provide us with feedback by emailing us at [Planning\\_Stats@scotland.gsi.gov.uk](mailto:Planning_Stats@scotland.gsi.gov.uk)

## 1. Introduction

1.1 Planning authority performance data is a statistical collection undertaken to establish the number of planning applications determined by Scottish planning authorities, and their performance in processing them. The Scottish Government Communities Analytical Services collects quarterly data from all 32 Local Authorities and the two Planning Authorities (Cairngorms National Park and Loch Lomond & The Trossachs National Park) on the detail of planning decisions and timescales.

1.2 On 3<sup>rd</sup> August 2009 substantial changes to the statutory development management system, relating to the handling of planning applications, came into effect across the whole of Scotland. A few **legacy cases** that were validated<sup>1</sup> pre 3<sup>rd</sup> August 2009 can badly skew results and therefore, where possible, analysis is provided separately for the current planning system **post 3<sup>rd</sup> August 2009** as well as for all applications where decisions have been made. Additional detailed excel tables of results as well as a copy of this summary are available on the Planning Statistics page of the Scottish Government's web site at:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning>

Annual results for 2013/14 as well as previous year's results are available at: [Planning Authority Performance Statistics 2013/14 Annual](#)  
(These tables are referred to throughout this bulletin as **Annual, 2013/14**)

Quarter 4 results for 2013/14 as well as previous quarter's results are available at: [Planning Authority Performance Statistics 2013/14 Quarter 4](#)  
(These tables are referred to throughout this bulletin as **Quarter 4, 2013/14**)

1.3 For the purpose of planning applications, developments are put into one of three categories: **local, major or national**. The different types allow councils to treat developments in a way which is suited to their size, complexity and the issues they are likely to raise. Local developments include changes to individual houses and, for example, smaller developments for new housing and retail. Most applications for planning permission will be for local developments. Major developments include developments of 50 or more homes, certain waste, water, transport and energy-related developments, and larger retail developments. Classification between local and major developments depends on the particular development type. For example, housing developments are classed as major when the application is for 50 or more dwellings or for a site that exceeds two hectares, whereas electricity generation is classed as major when the capacity of the generating station is or exceeds 20 megawatts. Details for the classification of all development types can be found here: [www.scotland.gov.uk/Resource/Doc/278390/0083657.pdf](http://www.scotland.gov.uk/Resource/Doc/278390/0083657.pdf)

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<sup>1</sup> The validation date, from which the time period for determination runs, is the date when the final piece of information for an application is received from the applicant.

National developments are mainly large public works (for example, the regeneration of the former Ravenscraig steelworks) and are identified in the National Planning Framework

(<http://www.scotland.gov.uk/Publications/2014/06/3539>).

National Developments are not included in the planning performance statistics analysed in this publication.

- 1.4 The **average decision time** in weeks is calculated in days from the date of validation to the date the decision is issued. The average weeks are then calculated by dividing the number of days by 7. Data that allows calculation of average decision times has been collected for the past two years and quarterly trends over this time period are shown in sections 4,5 and 6. However data for the percentages of local applications that were decided within two months are available over a longer time period. These results are reported separately in section 7.
  
- 1.5 For the year 2013/14, thirty local authorities provided information on particular delays that were outwith their control and on which it was agreed it was appropriate to **stop the clock** for periods of time. There were 766 applications decided during 2013/14 (2% of all applications) where the clock had been stopped at some point in the application process, compared to 264 in the previous year. This improvement in reporting is likely to lower some overall decision times between years. In 2013/14 almost 5% of applications for **local housing** developments had the clock stopped, with just over a year on average removed from decision times for these applications. More than a quarter of applications for **major housing** developments had the clock stopped, with more than two years on average removed from decision times for these applications. This has a marked effect on overall average decision times for both local and major housing applications.

Four local authorities (Aberdeen City, Aberdeenshire, Clackmannanshire and East Dunbartonshire) either indicated that they were not able to provide details of dates for delays that were outwith their control or did not require any decision time to be removed. Average decision times for these local authorities may be higher than otherwise, and higher than those authorities who are able to report delays in decision making. Further details for applications that have had the clock stopped can be found in [Annex 14.2](#).

- 1.6 Additional **quality assurance of data** was carried out when analysing annual data and some alterations have been made to previously published quarterly data. These revisions have been footnoted in the latest quarterly publication; [Planning Authority Performance Statistics 2013/14 Quarter 4](#)

## **2. Processing Agreements**

Some local authorities use processing agreements ([Annual, 2013/14 - Table 1](#)), where the developer and the local authority agree on timescales for decisions. When an application is subject to a processing agreement it is removed from average decision time calculations and reported separately. For the year 2013/14 there were 125 applications that were subject to a processing agreement and 82.4% of these were processed within agreed timescales. Of these 61 were for major developments with 91.8% processed within agreed timescales. For the previous year the figures were a total of 40 applications were subject to a processing agreement, with 81.8% within agreed timescales.

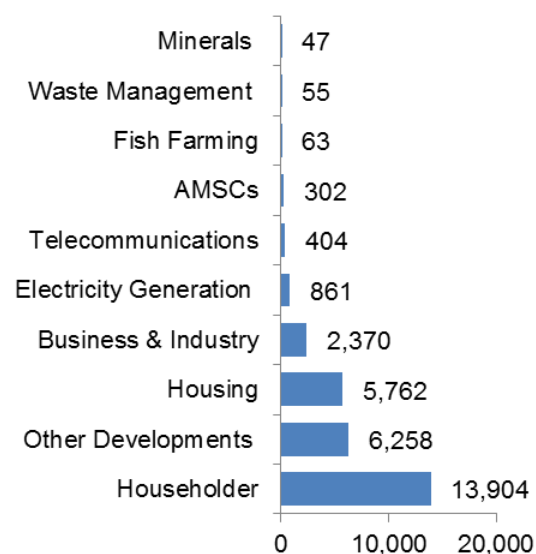
See [Annex 14.1](#) for details by planning authority for 2013/14.

### 3. Annual average decision times by Development Type

#### 3.1 Local Developments

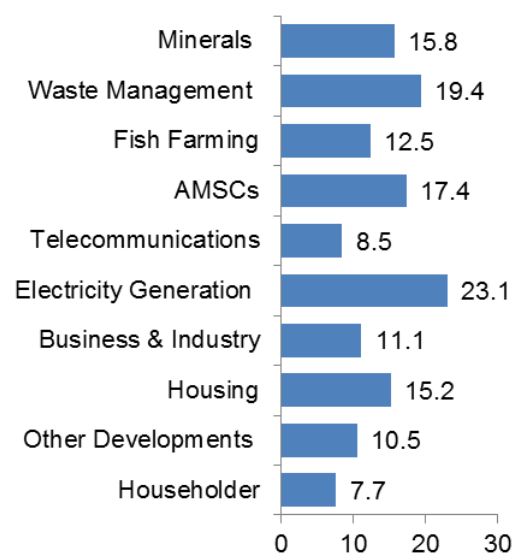
Local developments include applications for changes to individual houses and smaller developments for new housing as well as other applications covering areas of development such as, minerals, business & industry, waste management, electricity generation, freshwater fish farming, marine finfish farming, marine shellfish farming, telecommunications, approval of matters specified in conditions (AMSCs) and other developments. The category “other developments” includes, for example, applications for retail developments, food and drink outlets, hotels, hospitals, schools and leisure & tourism developments. ([Annual, 2013/14 – Scotland table](#))

**Chart 5: Post 3<sup>rd</sup> August 2009, Local Development Planning Applications, 2013/14 - Number of decisions**



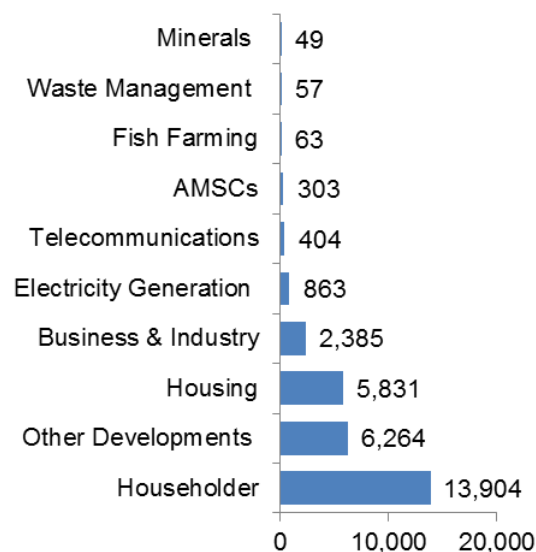
Total decisions = 30,026

**Chart 6: Post 3<sup>rd</sup> August 2009, Local Development Planning Applications, 2013/14 - Average decision time (weeks)**



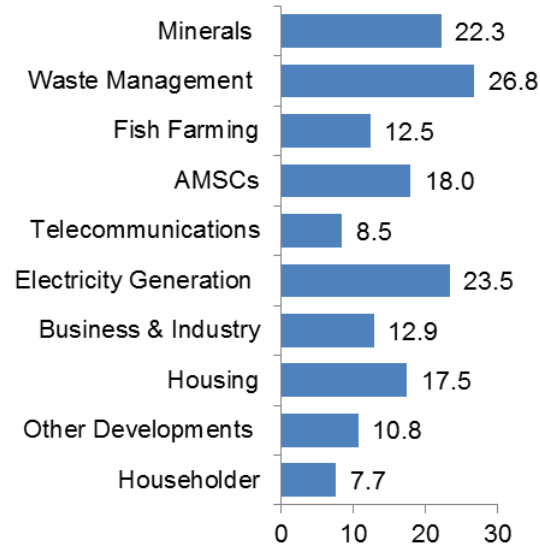
Overall average decision time = 10.6 weeks

**Chart 7: All Local Development Planning Applications, 2013/14 - Number of decisions**



Total decisions = 30,123

**Chart 8: All Local Development Planning Applications, 2013/14 - Average decision time (weeks)**



Overall average decision time = 11.3 weeks



The average decision time for the 30,026 post-3<sup>rd</sup> August 2009 applications in 2013/14 was 10.6 weeks. This compares with an average decision time of 11.4 weeks for 29,332 applications in the previous year. When the 97 legacy cases are included the average decision time increases from 10.6 weeks to 11.3 weeks.

Chart 6 show that the average decision time varies between types of development. The largest share of local developments are for householder developments (over 46%) that have the shortest decision time of on average 7.7 weeks. Applications for electricity generation (almost 3% of all local decisions) have the longest average decision time equal to 23.1 weeks (23.5 weeks when 2 additional legacy cases are included). Legacy cases can skew average decision times. For example, when the two legacy cases are included in the average decision time for waste management developments, the average increases by 7.4 weeks from 19.4 to 26.8 weeks.

During the year 2013/14 there were 288 local housing application decisions (5% of the total) where the clock had been stopped at some point within the application process. On average over a year has been removed for these applications, and this will have had an effect on the overall average decision times. For the previous year, there were 112 local housing application decisions (2% of the total) where the clock had been stopped at some point. This improvement in reporting is likely to lower some overall decision times between years. See [Annex 14.2](#) for further details.

Some local developments are subject to Environmental Impact Assessments (EIAs). Results for these developments are not included here and instead are reported separately in the detailed tables ([Annual, 2013/14 - Tables 23 & 28](#)). Glasgow is unable to separate out developments subject to EIAs and so these will be included in with their decisions on local development.

The following tables give comparable figures for the previous year. There was an improvement in overall average decision times for 6 out of the 10 local development types. Minerals developments had the biggest percentage improvement in average decision time from 26.9 to 15.8 weeks, whilst waste management had the biggest increase from 16.3 to 19.4 weeks.

**Table 1: Post 3<sup>rd</sup> August 2009 local applications, Annual average decision times by Development Type**

Post-3rd August Local Developments	2013/14		2012/13	
	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)
Householder	13,904	7.7	13,446	8.0
Other Developments	6,258	10.5	5,822	11.3
Housing	5,762	15.2	5,563	17.2
Business & Industry	2,370	11.1	2,531	11.8
Electricity Generation	861	23.1	1,247	21.2
Telecommunications	404	8.5	301	8.5
AMSCs	302	17.4	255	16.3
Fish Farming	63	12.5	43	10.6
Waste Management	55	19.4	89	16.3
Minerals	47	15.8	35	26.9
<b>TOTAL</b>	<b>30,026</b>	<b>10.6</b>	<b>29,332</b>	<b>11.4</b>

**Table 2: All local applications, Annual average decision times by Development Type**

All Applications Local Developments	2013/14		2012/13	
	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)
Householder	13,904	7.7	13,450	8.1
Other Developments	6,264	10.8	5,833	11.7
Housing	5,831	17.5	5,671	20.9
Business & Industry	2,385	12.9	2,548	13.0
Electricity Generation	863	23.5	1,251	21.7
Telecommunications	404	8.5	301	8.5
AMSCs	303	18.0	255	16.3
Fish Farming	63	12.5	43	10.6
Waste Management	57	26.8	95	28.7
Minerals	49	22.3	36	31.6
<b>TOTAL</b>	<b>30,123</b>	<b>11.3</b>	<b>29,483</b>	<b>12.4</b>

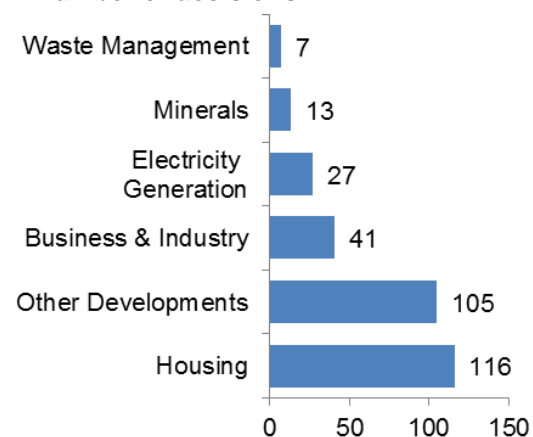
### 3.2 Major Developments

Major developments include applications for developments of 50 or more homes, as well as other applications covering areas of development such as minerals, housing, business & industry, waste management, electricity generation, freshwater fish farming, marine finfish farming, marine shellfish farming and other developments. Classification between local and major developments depends on the particular development type. For example, housing developments are classed as major when the application is for 50 or more dwellings or for a site that exceeds two hectares, whereas electricity generation is classed as major when the capacity of the generating station is or exceeds 20 megawatts. Details for the classification of all development types can be found here:

[www.scotland.gov.uk/Resource/Doc/278390/0083657.pdf](http://www.scotland.gov.uk/Resource/Doc/278390/0083657.pdf)

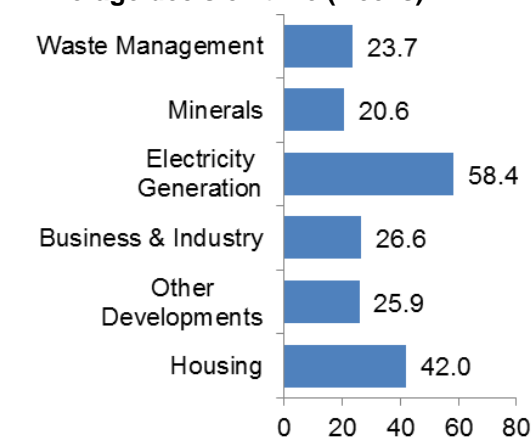
Due to the small number of applications for some types of major developments, average decision times may be volatile between types and years. ([Annual, 2013/14 – Scotland table](#))

**Chart 9: Post 3<sup>rd</sup> August 2009, Major Development Planning Applications, 2013/14 - Number of decisions**



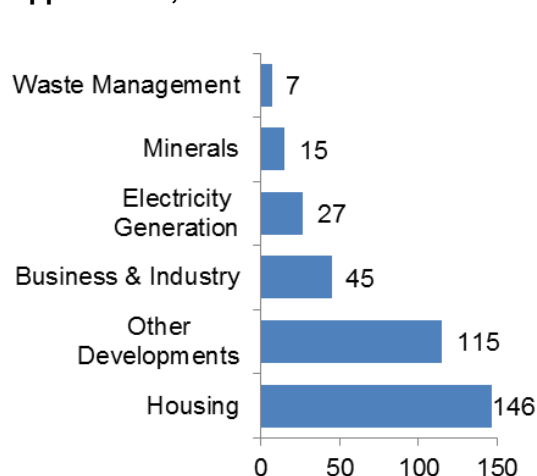
Total decisions = 309

**Chart 10: Post 3<sup>rd</sup> August 2009, Major Development Planning Applications, 2013/14 - Average decision time (weeks)**



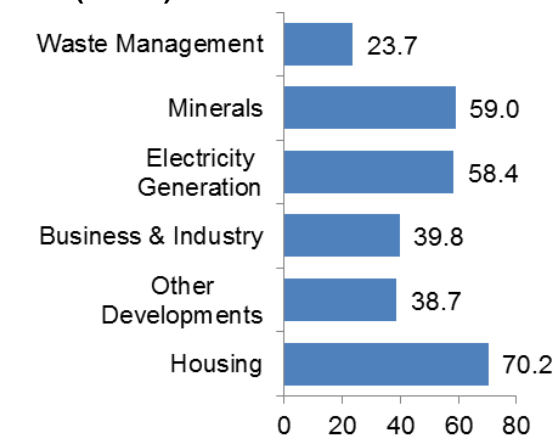
Overall average decision time = 34.6 weeks

**Chart 11: All Major Development Planning Applications, 2013/14 - Number of decisions**



Total decisions = 355

**Chart 12: All Major Development Planning Applications, 2013/14 - Average decision time (weeks)**



Overall average decision time = 53.8 weeks

The average decision time for the 309 post-3<sup>rd</sup> August 2009 applications in 2013/14 was 34.6 weeks. This compares with an average decision time of 36.3 weeks for 238 applications in the previous year. When the 46 legacy cases are included the average decision time in 2013/14 increases from 34.6 weeks to 53.8 weeks.

Chart 10 shows that the largest share (almost 38%) of major developments are for housing developments that have an average decision time of 42.0 weeks. However, when the 30 additional legacy cases are included this average decision time increases by 28.2 weeks to 70.2 weeks. Applications for electricity generation (almost 9% of all major decisions) have the longest average decision time (post-3<sup>rd</sup> August 2009) equal to 58.4 weeks. Legacy cases can skew average decision times. For example, when the two legacy cases are included in the average decision time for mineral developments, the average increases by 38.4 weeks from 20.6 to 59.0 weeks.

During the year 2013/14 just over a quarter of all major housing application decisions had involved a clock stop at some point within the application process. The average time stopped was over two years for these applications, and this will have had an effect on overall average decision times. For the previous year, 14% of major housing applications had contained a clock stop. This improvement in reporting is likely to lower some overall decision times between years. See [Annex 14.2](#) for further details.

Tables 3 and 4 give comparable figures for the previous year. Minerals developments had the biggest percentage improvement in average decision time from 46.6 to 20.6 weeks, whilst business and industry developments had the biggest percentage increase from 22.8 to 26.6 weeks.

**Table 3: Post 3<sup>rd</sup> August 2009 major applications, Annual average decision times by Development Type**

Post-3rd August Major Developments	2013/14		2012/13	
	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)
Housing	116	42.0	76	40.1
Other Developments	105	25.9	66	34.3
Business & Industry	41	26.6	45	22.8
Electricity Generation	27	58.4	24	50.7
Minerals	13	20.6	21	46.6
Waste Management	7	23.7	5	22.3
Fish Farming	0	-	1	4.4
<b>TOTAL</b>	<b>309</b>	<b>34.6</b>	<b>238</b>	<b>36.3</b>

**Table 4: All major applications, Annual average decision times by Development Type**

All Applications Major Developments	2013/14		2012/13	
	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)
Housing	146	70.2	104	74.8
Other Developments	115	38.7	73	46.2
Business & Industry	45	39.8	51	56.2
Electricity Generation	27	58.4	28	64.4
Minerals	15	59.0	23	47.4
Waste Management	7	23.7	7	87.4
Fish Farming	0	-	1	4.4
<b>TOTAL</b>	<b>355</b>	<b>53.8</b>	<b>287</b>	<b>61.1</b>

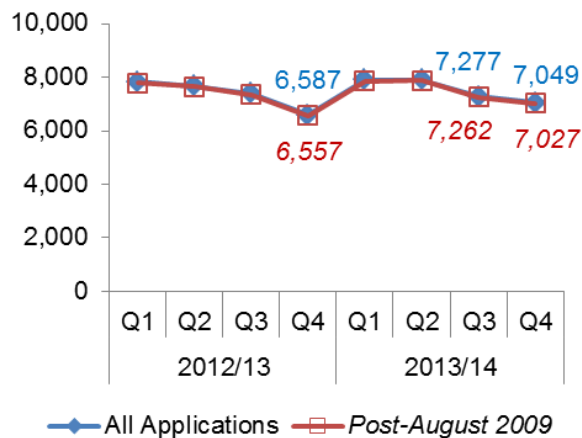
Some of the improvement in average decision times between the years is due to better reporting of delays to decisions, allowing the clock to be stopped on the decision time for the application.

## 4. Average decision times - Quarterly trends for Local Developments

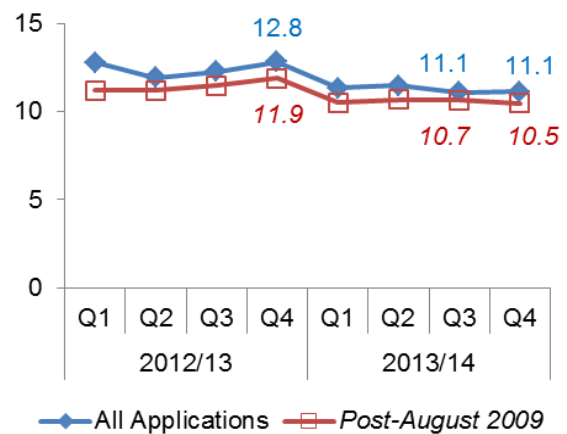
### 4.1 All Local Developments

There were 7,027 local applications decided during the fourth quarter of 2013/14, with an overall average decision time of 10.5 weeks, lower than both the previous quarter (10.7 weeks) and the equivalent quarter in 2012/13 (11.9 weeks). When the additional 22 legacy cases are included the average decision time increases to 11.1 weeks. ([Quarter 4, 2013/14 – Tables 3 & 4](#))

**Chart 13: All Local Development Planning Applications - Number of decisions**



**Chart 14: All Local Development Planning Applications - Average decision time (weeks)**

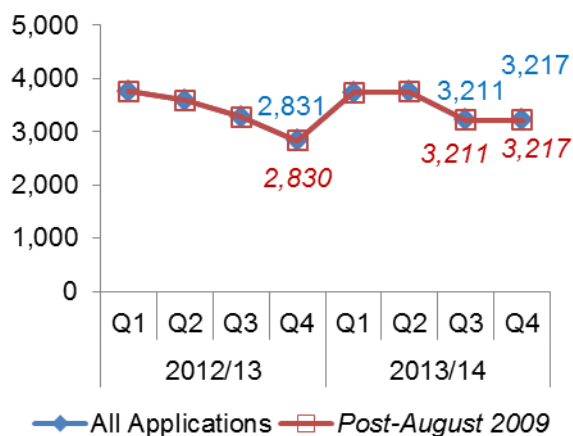


### 4.2 Householder Developments

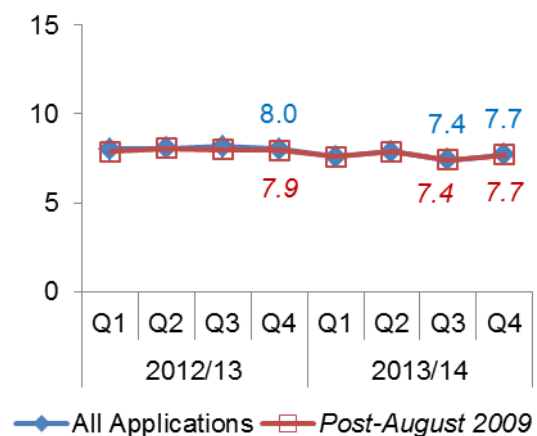
These include all applications for development in the curtilage of a residential property which are not change of use, for example: extensions, alterations to garages, swimming pools, walls, fences, driveways or porches.

There were 3,217 householder applications decided during the fourth quarter of 2013/14, with an overall average decision time of 7.7 weeks, higher than the previous quarter (7.4 weeks) but lower than the equivalent quarter in 2012/13 (7.9 weeks). There were no householder legacy cases decided during 2013/14. ([Quarter 4, 2013/14 – Table 6](#))

**Chart 15: Householder developments - Number of decisions**

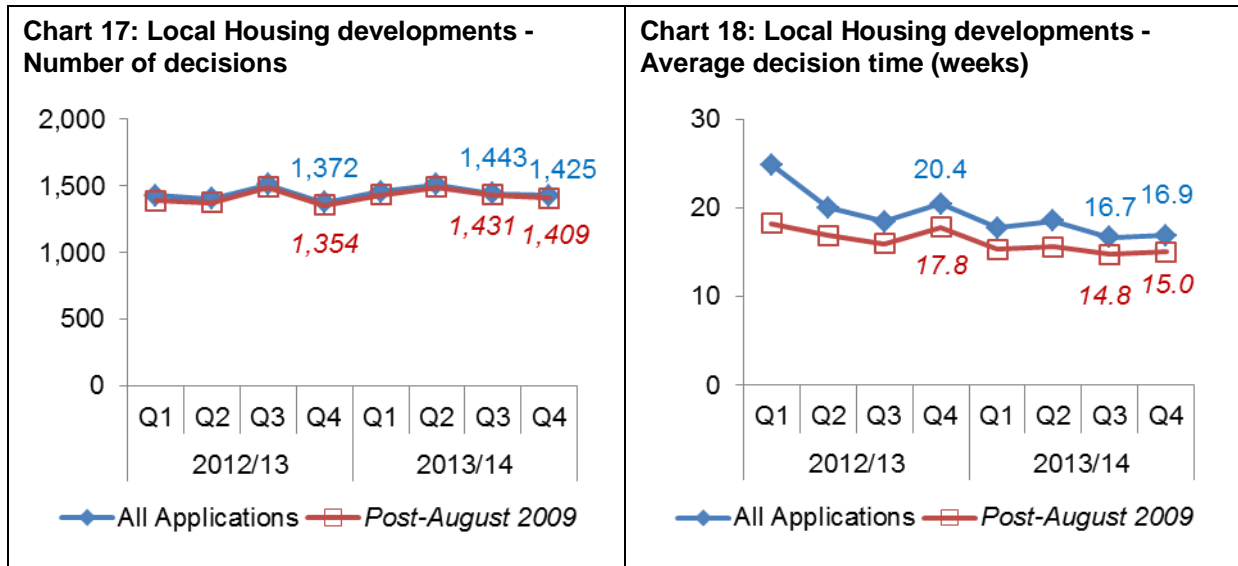


**Chart 16: Householder developments - Average decision time (weeks)**



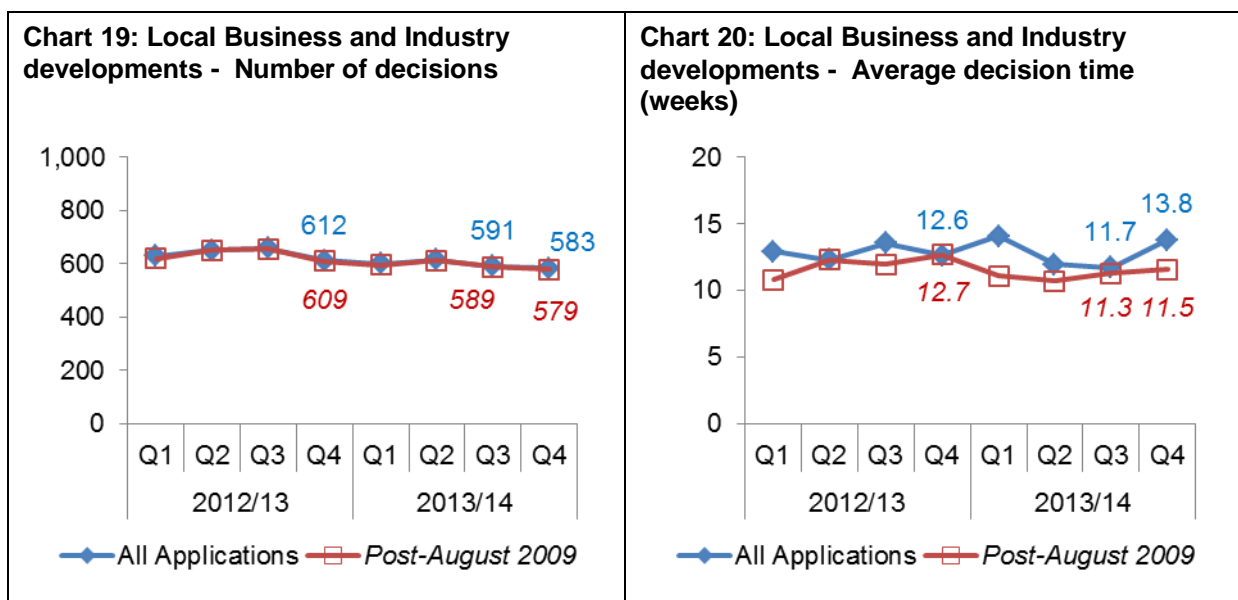
### 4.3 Local Housing

There were 1,409 local housing applications decided during the fourth quarter of 2013/14, with an overall average decision time of 15.0 weeks, similar to the previous quarter (14.8 weeks) but lower than the equivalent quarter in 2012/13 (17.8 weeks). When the additional 16 legacy cases are included the average decision time increases to 16.9 weeks. ([Quarter 4, 2013/14 – Table 8](#))



### 4.4 Local Business and Industry

There were 579 local business and industry applications decided during the fourth quarter of 2013/14, with an overall average decision time of 11.5 weeks, similar to the previous quarter (11.3 weeks) but lower than the equivalent quarter in 2012/13 (12.7 weeks). When the additional 4 legacy cases are included the average decision time increases by 2.3 weeks to 13.8 weeks. ([Quarter 4, 2013/14 – Table 10](#))



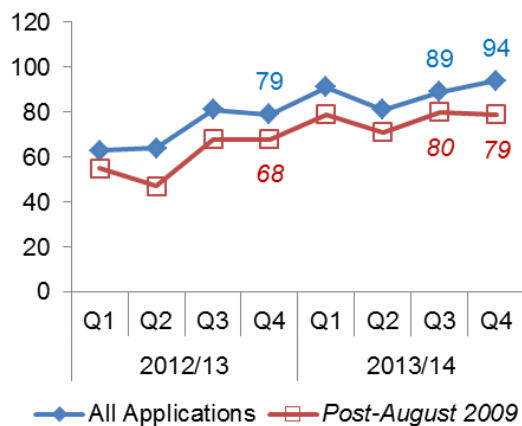
Information on decisions for other specific categories of local developments is available within the detailed Excel tables at: [Planning Authority Performance Statistics 2013/14 Quarter 4](#)

## 5. Average decision times – Quarterly trends for Major Developments

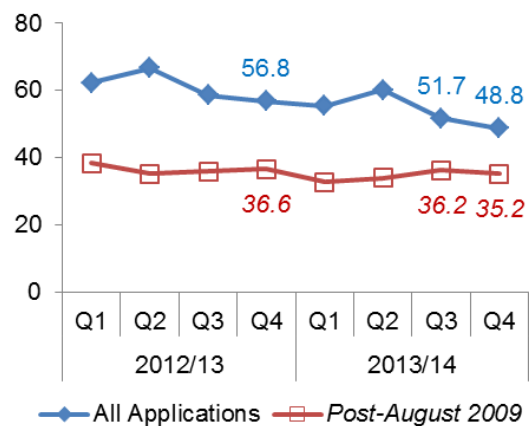
### 5.1 All Major Developments

There has been an increase in the number of decisions made for major developments over the past two years and during the fourth quarter of 2013/14 there were 79 major applications decided, with an overall average decision time of 35.2 weeks, lower than both the previous quarter (36.2 weeks) and the equivalent quarter in 2012/13 (36.6 weeks). When the 15 legacy cases are included this increases to 48.8 weeks, which is the lowest average decision time that includes legacy cases over the past two years. ([Quarter 4, 2013/14 – Table 2](#))

**Chart 21: All Major developments - Number of decisions**



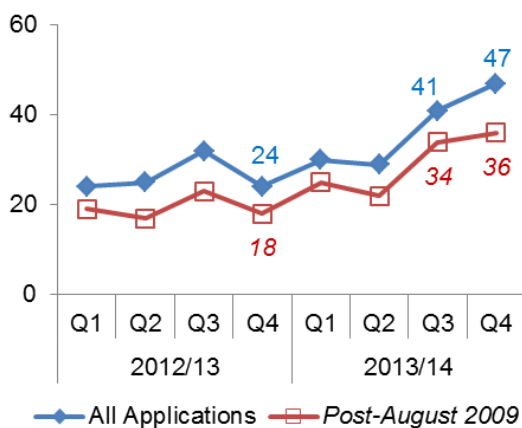
**Chart 22: All Major developments - Average decision time (weeks)**



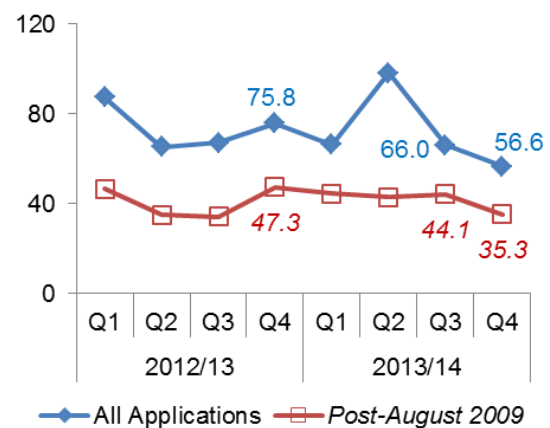
### 5.2 Major Housing

There were 36 major housing applications decided during the fourth quarter of 2013/14, with an overall average decision time of 35.3 weeks, lower than the previous quarter (44.1 weeks) and the equivalent quarter in 2012/13 (47.3 weeks). When the additional 11 legacy cases are included the average decision time increases by 21.2 weeks to 56.6 weeks. The average decision time for major housing applications shows a marked increase when legacy cases are included. The peak in the average decision time for all applications in quarter 2, 2013/14 can be attributed to a few planning authorities who committed to clearing through some older cases. ([Quarter 4, 2013/14 – Table 7](#))

**Chart 23: Major Housing developments - Number of decisions**



**Chart 24: Major Housing developments - Average decision time (weeks)**

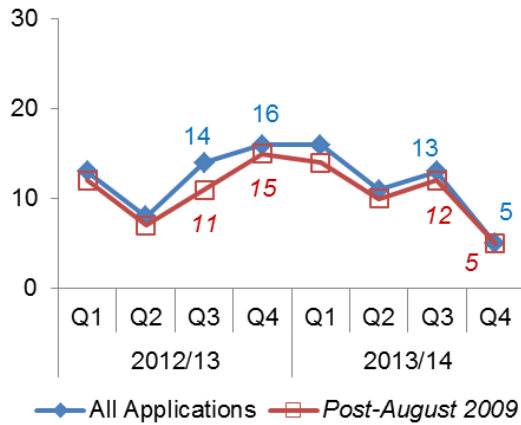




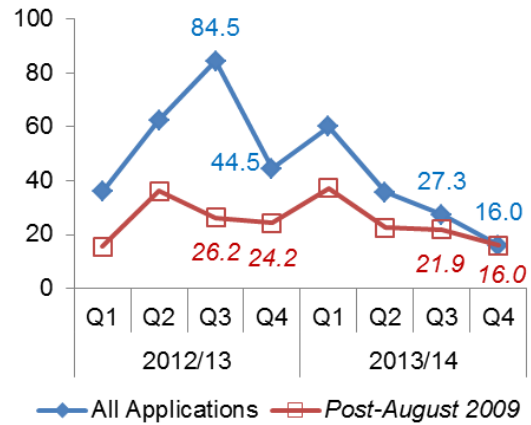
### 5.3 Major Business and Industry

Due to the small numbers of applications for major business and industry developments, average decision times are very variable. For the most recent quarter there were 5 applications with an overall average decision time of 16.0 weeks. The peak of 84.5 weeks for the average decision time in 2012/13 quarter 3 was due to 3 legacy cases that increased the average decision time by 58.3 weeks from 26.2 weeks. ([Quarter 4, 2013/14 – Table 9](#))

**Chart 25: Major Business and Industry developments - Number of decisions**



**Chart 26: Major Business and Industry developments - Average decision time (weeks)**



Information on decisions for other specific categories of major developments is available within the detailed Excel tables at:

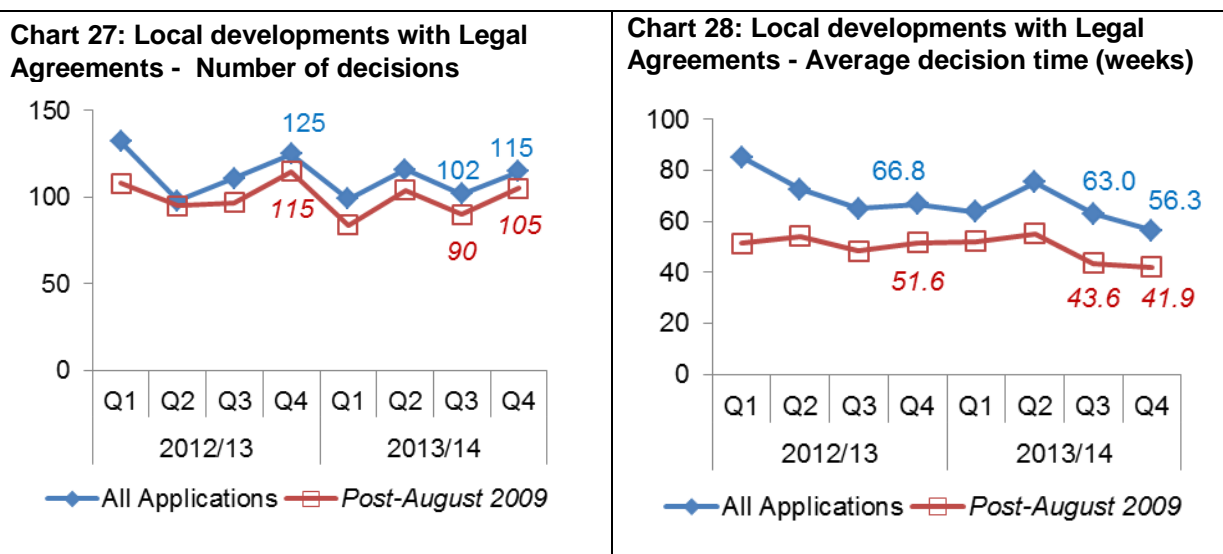
[Planning Authority Performance Statistics 2013/14 Quarter 4](#)

## 6. Average decision times - Quarterly trends for Legal Agreements

The timescales for applications with legal agreements ([Quarter 4, 2013/14 – Table 13](#)) are dependent on the nature of the application, the particular complexities involved and the willingness of both the applicant and the planning authority to progress the matter at pace. Delays in concluding legal agreements are one of the most frequent reasons for the clock to be stopped on the decision time for an application. Improvements in reporting these delays is likely to contribute to the improvement in average decision times seen in the data for later quarters below.

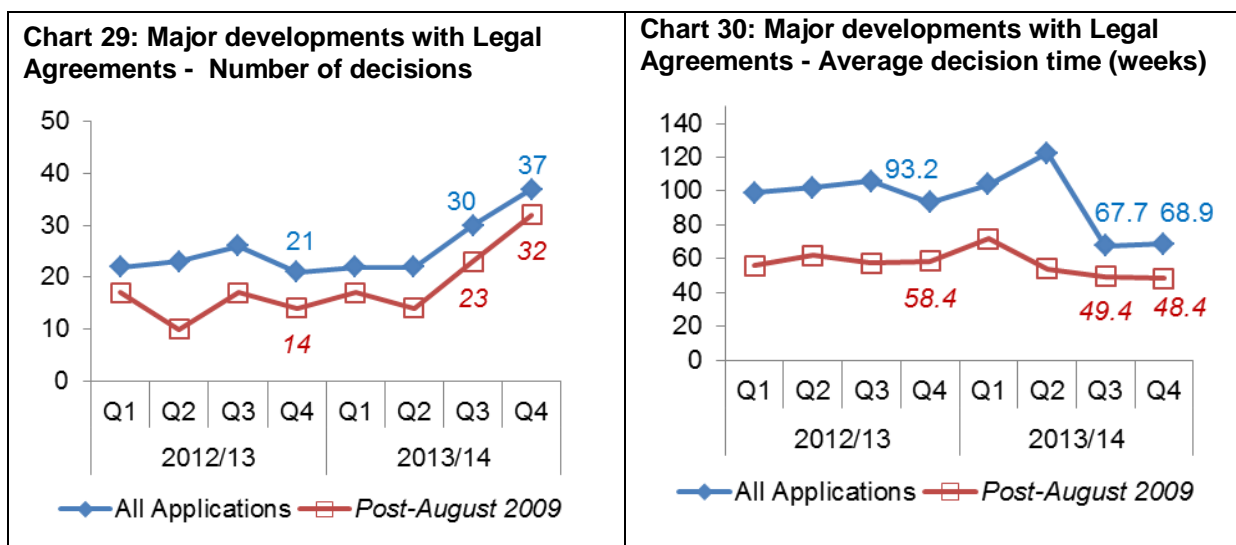
### 6.1 Local Developments with Legal Agreements

In the latest quarter there were 105 applications (validated post 3rd August 2009) where planning authorities have had planning/legal agreements in place for local developments. The average time taken to make decisions on these applications was 41.9 weeks, the lowest average decision time over the past two years.



### 6.2 Major Developments with Legal Agreements

There were 32 applications (validated post 3rd August 2009) where planning authorities have had planning/legal agreements in place for major developments. The average time taken to make decisions on these applications was 48.4 weeks, also the lowest average decision time over the past two years.



The timescales involved in concluding legal agreements prior to issue of planning permission will have had a significant influence on the overall average decision times for major applications.

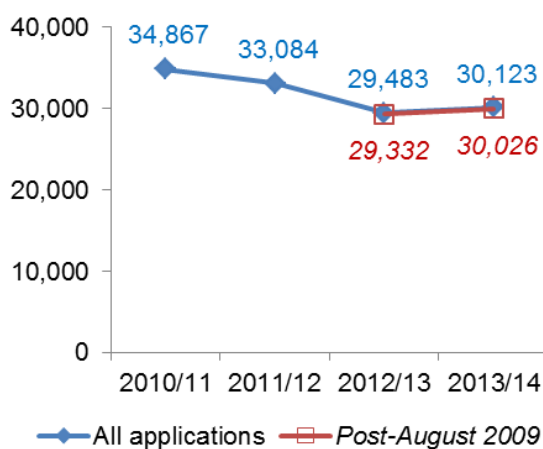
## 7. Percentages under two months – Longer term annual trends for Local Developments

Annual trends for the percentages of local developments decided within 2 months are available over several years and these are shown in this section. Legacy cases have only been analysed separately for the past two years and therefore results for 2010/11 and 2011/12 are for all applications only.

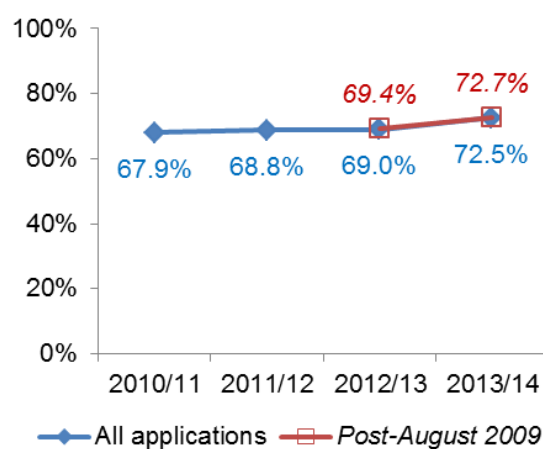
### 7.1 All Local Developments

Numbers of decisions on local applications decreased between the years 2010/11 to 2012/13 but then increased in 2013/14. There were 30,026 local applications decided during the year 2013/14, and the percentage of these decisions made in under two months in 2013/14 increased to 72.7% from 69.4% in the previous year. When the 97 legacy cases in 2013/14 are included the percentage of decision made in under two months falls slightly to 72.5%, however this is also the highest percentage over the past four years. ([Annual, 2013/14 - Table 4](#))

**Chart 31: All Local developments - Number of decisions**

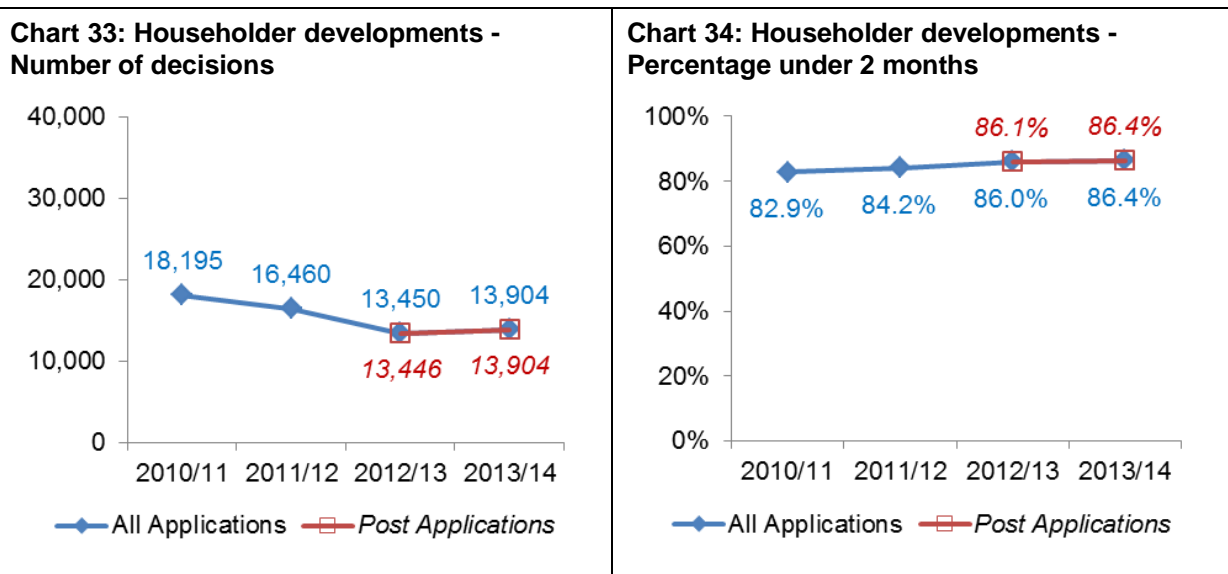


**Chart 32: All Local developments – Percentage under 2 months**



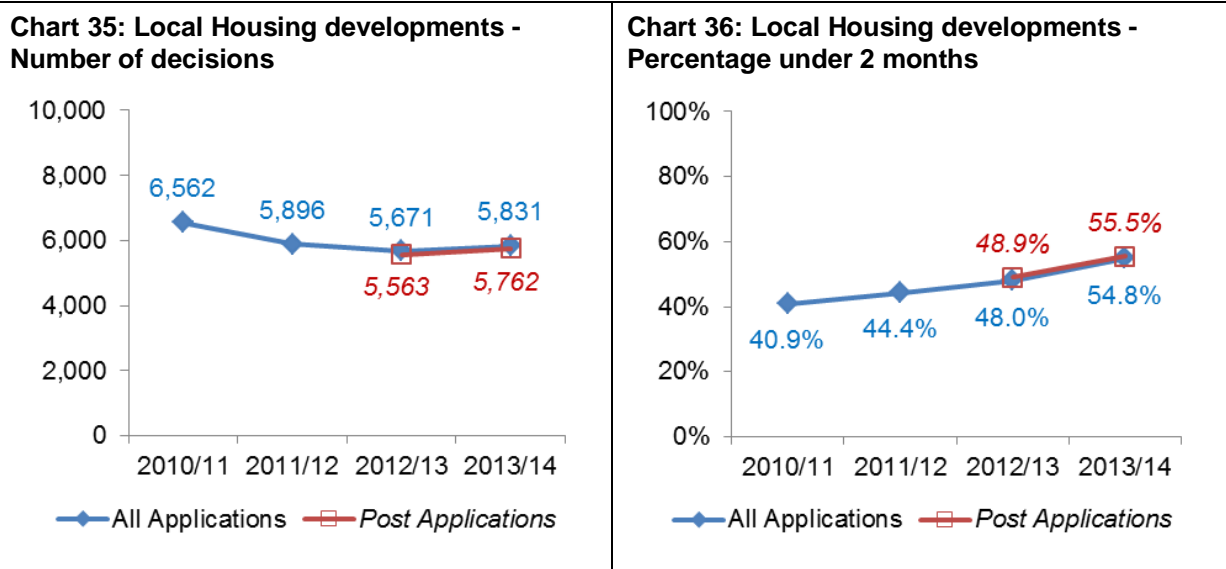
## 7.2 Householder Developments

The number of decisions for householder applications fell to a low in 2012/13 but then increased in the most recent year. The fall in figures between 2011/12 and 2012/13 can be partly explained by changes to permitted development rights. Permitted development rights are granted so that many instances of small alterations and extensions can be carried out without the need to submit an application for planning permission. In February 2012 these rights were extended to a wider range of categories and so led to a reduction in the number of householder developments that required planning permission. There were 13,904 applications decided during the year 2013/14 and the percentage of decisions made in under two months in 2013/14 was 86.4% similar to 86.1% in the previous year but also the highest percentage over the past four years. ([Annual, 2013/14 - Table 6](#))



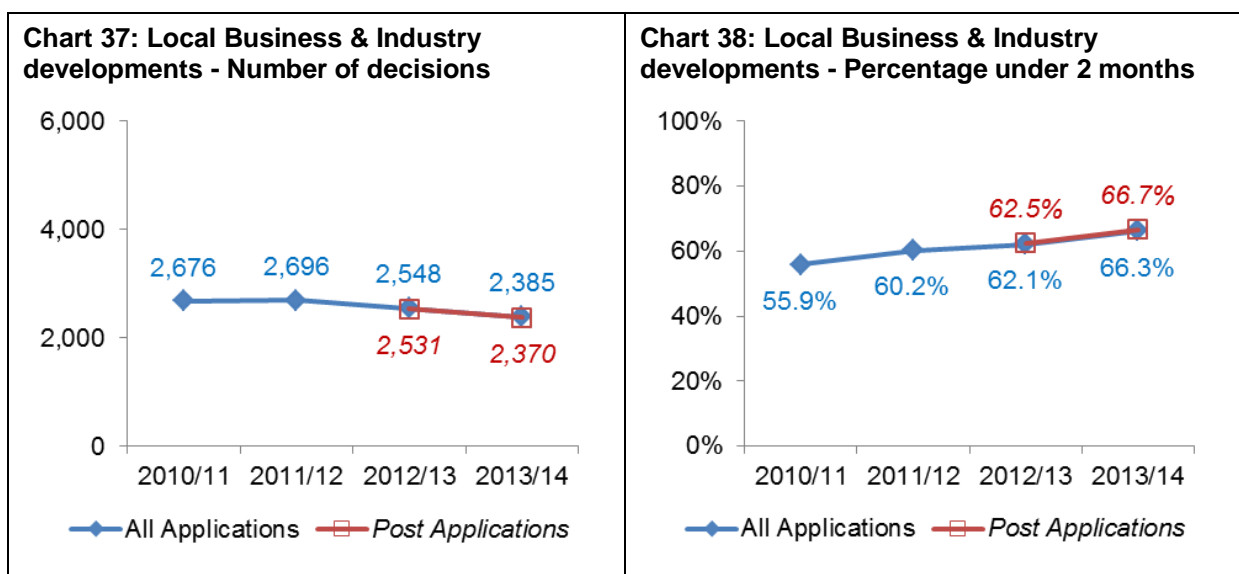
### 7.3 Local Housing

The number of decisions for local housing applications fell to a low in 2012/13 followed by an increase in the most recent year to 5,762 decisions. The percentage of decisions made in under two months was 55.5%, an increase from 48.9% in the previous year. There has been a steady improvement in the percentage of decisions made in under two months over the past four years. ([Annual, 2013/14 - Table 10](#))



### 7.4 Local Business & Industry

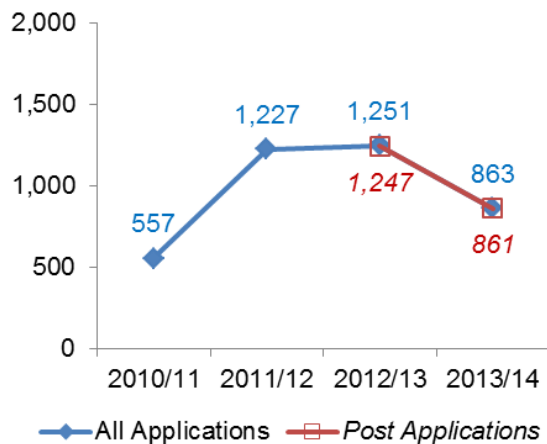
The number of decisions made for local business & industry applications fell to a low in the year 2013/14. The percentage of decisions made in under two months was 66.7% an increase from 62.5% in the previous year. When the 15 legacy cases in 2013/14 are included the percentage of decision made in under two months falls slightly to 66.3%. There has been a steady improvement in the percentage of decisions made in under two months over the past four years. ([Annual, 2013/14 - Table 12](#))



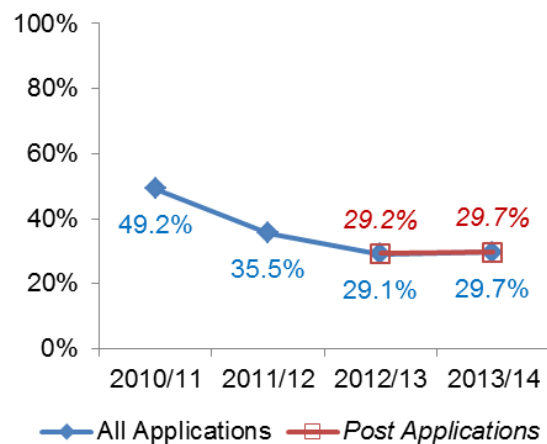
## 7.5 Local Electricity Generation

There was a sharp increase in the number of decisions made on applications for local electricity generation (from 557 to 1,227) between 2010/11 and 2011/12. This has tailed off more recently to 863 applications in 2013/14. At the same time the percentage of decisions made in under two months dropped from 49.2% in 2010/11 to 29.7% in 2013/14. ([Annual, 2013/14 - Table 16](#))

**Chart 39: Local Electricity Generation developments - Number of decisions**



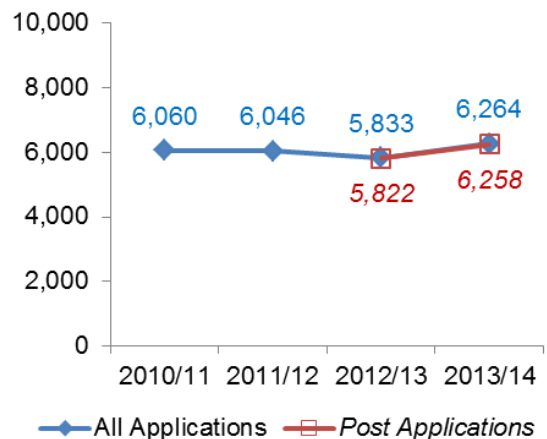
**Chart 40: Local Electricity Generation developments - Percentage under 2 months**



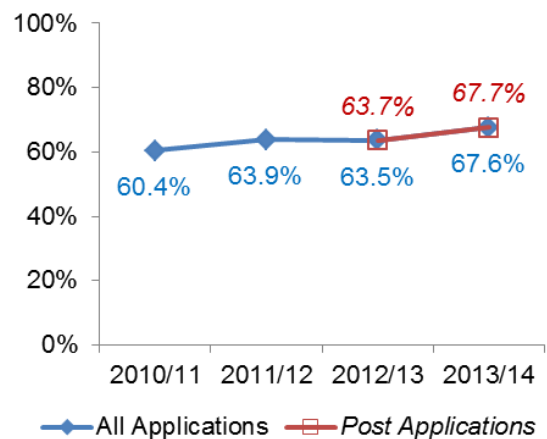
## 7.6 Local Other Developments

After householder developments applications for other developments are the most frequent type of local application. This is the category for developments that do not fall into one of the other specific categories of application and includes, for example, applications for retail developments, food and drink outlets, hotels, hospitals, schools and leisure & tourism developments. There has been an improvement in the percentage of decisions made in under two months over the past four years. ([Annual, 2013/14 - Table 20](#))

**Chart 41: Local Other developments - Number of decisions**



**Chart 42: Local Other developments - Percentage under 2 months**



Information on decisions for other specific categories of local developments is available within the detailed Excel tables at:

[Planning Authority Performance Statistics 2013/14 Annual](#)

## 8. Delegation Rates

Schemes of Delegation identify who will make the planning authority's decision on different types of planning application, whether it be an appointed officer or elected members. This also influences the route for any subsequent appeal. These schemes are required by legislation and are available on the websites of each planning authority.

The delegation rates shown below measure the proportion of planning decisions that are made by appointed officers.

Percentage of all applications delegated in period ([Annual, 2013/14 - Table 34](#))

2013/14	2012/13	2011/12	2010/11
92.6%	91.2%	90.4%	91.2%

The delegation rate for 2013/14 was 92.6%. This is the highest delegation rate since 2010/11 when the rate was 91.2%.

## 9. Approval Rates

Percentage of all applications approved in period ([Annual, 2013/14 - Table 33](#))

2013/14	2012/13	2011/12	2010/11
94.1%	92.8%	92.2%	92.9%

The overall rate of approvals for all types of application was 94.1% for the year 2013/14. This is the highest approval rate since 2010/11 when the rate was 92.9%.

## 10. Appeals and Local Reviews

If an applicant does not agree with the decision of a planning authority then they can ask for a review or appeal of the decision. They can also ask for a review or appeal if the authority doesn't make a decision within the time period set by law.

If the application was decided by a planning officer on behalf of the authority, then the decision is reviewed by the Local Review Body, which is a group of councillors. If the application was decided by councillors, then the appeal is made to Scottish Ministers.

Local Review Bodies dealt with 543 cases in 2013/14, of which 59.8% had the original decision upheld. In the previous year 59.2% (537 cases) had the original decision upheld. ([Annual, 2013/14 - Table 30](#))

In addition, 53.6% (427 cases) of delegated appeals to Scottish Ministers in 2013/14 had the original decision upheld. This compares with 61.9% (496 cases) for 2012/13. ([Annual, 2013/14 - Table 31](#))

## **11. Enforcement Activity**

Enforcement covers the actions that can be taken when developments happen without permission or when conditions have not been followed. There can be a variety of actions that are taken. Authorities have powers to serve notices asking for more information about a development. They can stop a development that does not have permission, or where the development does not follow the conditions attached to the permission which was granted. The Authority can also issue a fixed penalty or refer the matter to the Procurator Fiscal.

The total number of enforcement cases taken up in 2013/14 was 5,987. Of these cases there were 459 notices served, with 8 being reported to the Procurator Fiscal and 1 case resulting in prosecution. In 2012/13 there were 5,687 cases taken up, 531 notices served, 13 reports to the Procurator Fiscal and 2 cases resulting in prosecution.

[\(Annual, 2013/14 - Table 32\)](#)



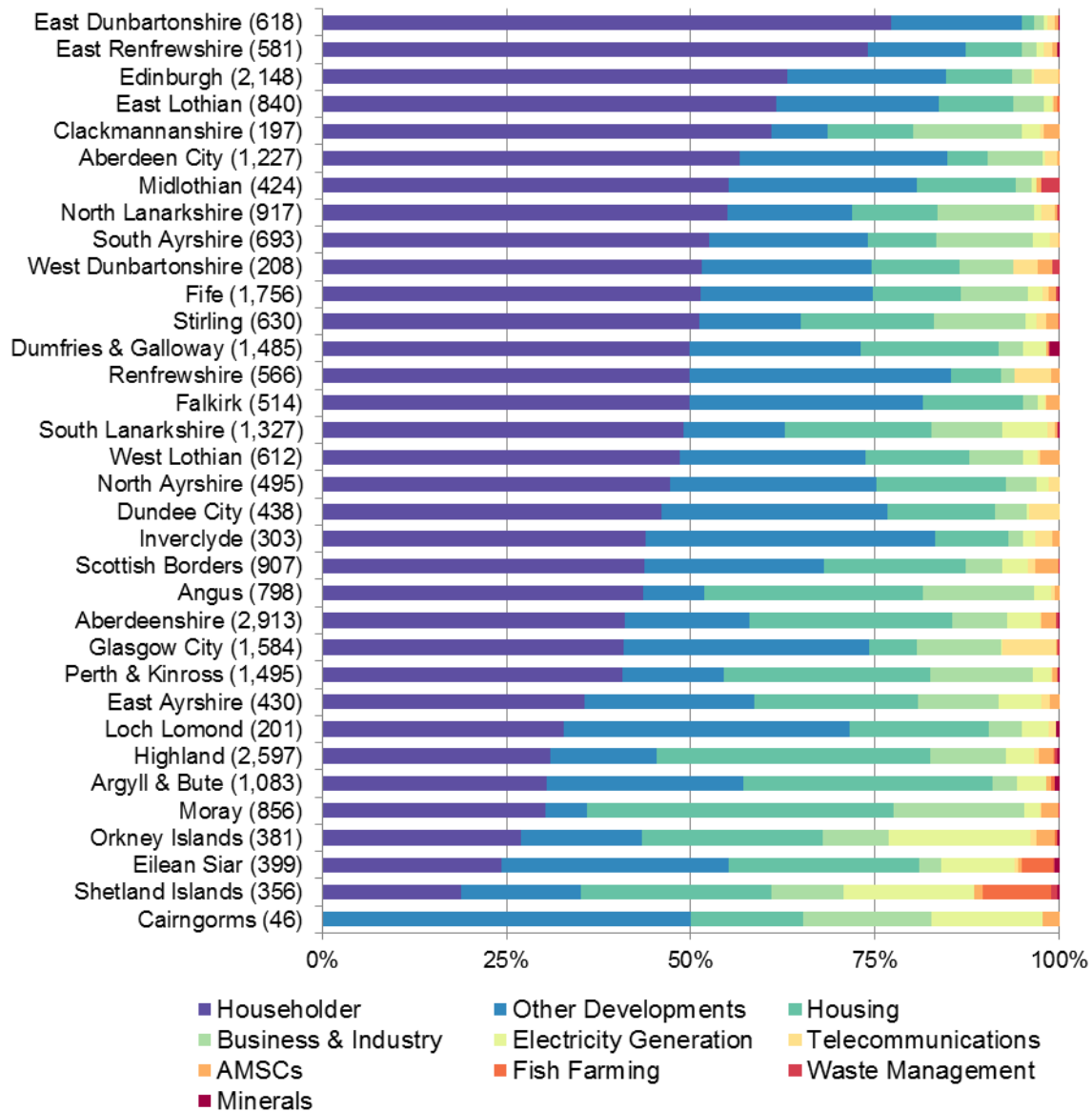
## 12. Local Developments by Planning Authority, 2013/14

Since a few legacy cases can skew results, particularly at planning authority level, results in this section are only given for post-3<sup>rd</sup> August applications. Results for all applications can be found in the detailed excel tables at:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning>

### 12.1 Local Developments – by development type, 2013/14

Chart 43: Local developments by planning authority and development type, 2013/14



The number in brackets gives the total number of local development decisions by planning authority.

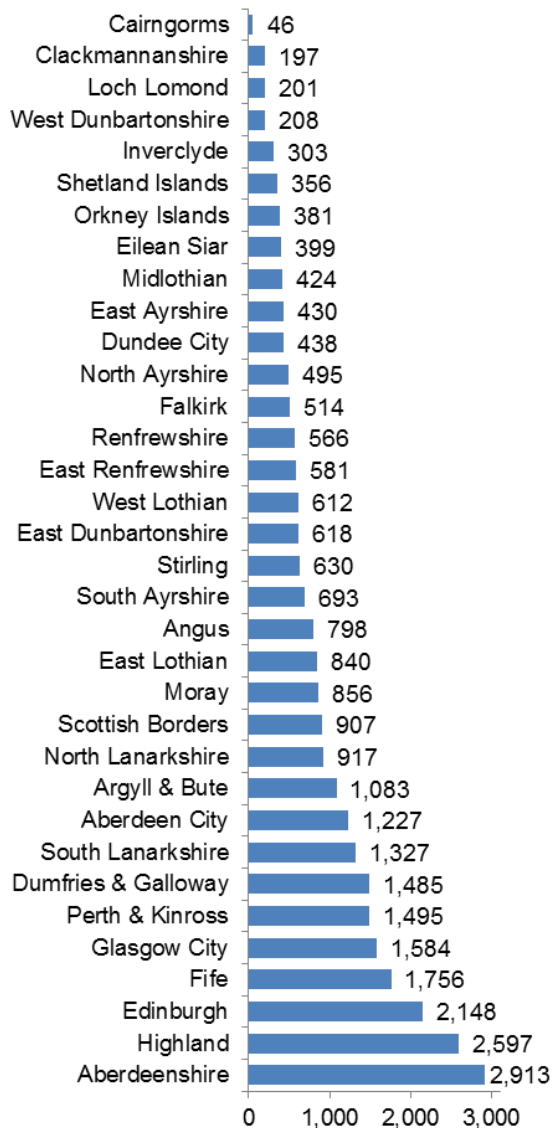
The chart shows information on the case mix for each planning authority, ordered by the most frequent (householder) applications. For the twelve planning authorities: East Dunbartonshire, East Renfrewshire, Edinburgh, East Lothian, Clackmannanshire, Aberdeen City, Midlothian, North Lanarkshire, South Ayrshire,

West Dunbartonshire, Fife and Stirling over half of decisions made on local developments were for householder applications. At the other end of the scale Cairngorms made no decisions on householder applications. The case mix may have an influence on overall average decision times within a particular authority. For example, given that householder applications are on average decided quicker than other types, it might be expected that overall average decision times will be lower for those planning authorities that have a higher proportion of householder applications in their case mix.

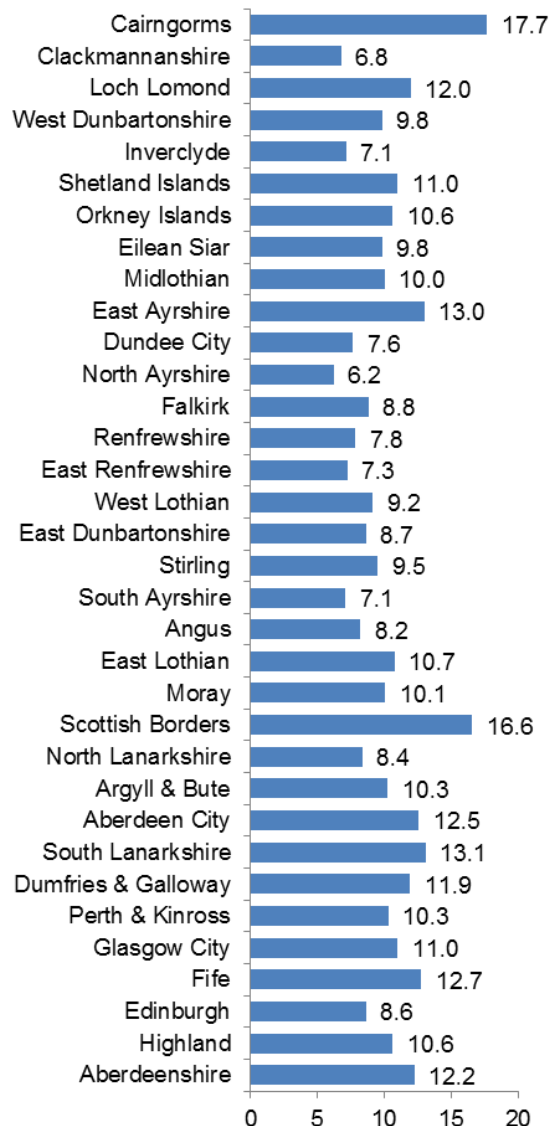
## 12.2 Local Developments – average decision times, 2013/14

The chart below shows the average decision times for local developments ordered by the number of decisions made for local developments in each planning authority. In total there were 30,026 decisions made on local developments in 2013/14 with an overall average decision time of 10.6 weeks.

**Chart 44: Local developments by planning authority, 2013/14 – number of decisions**



**Chart 45: Local developments by planning authority, 2013/14 – average decision time (weeks)**



It should be expected that Cairngorms has a longer average decision time as they have no householder applications in their case mix. Also Cairngorms do not receive planning applications directly but are notified of applications which have been made to those planning authorities within the national park boundaries. Cairngorms may then decide to call applications in for their determination. Planning applications are likely to have already been in the system for a number of weeks before being transferred to Cairngorms. Due to these reasons average times for Cairngorms applications can be expected to be higher than those of the other planning authorities.

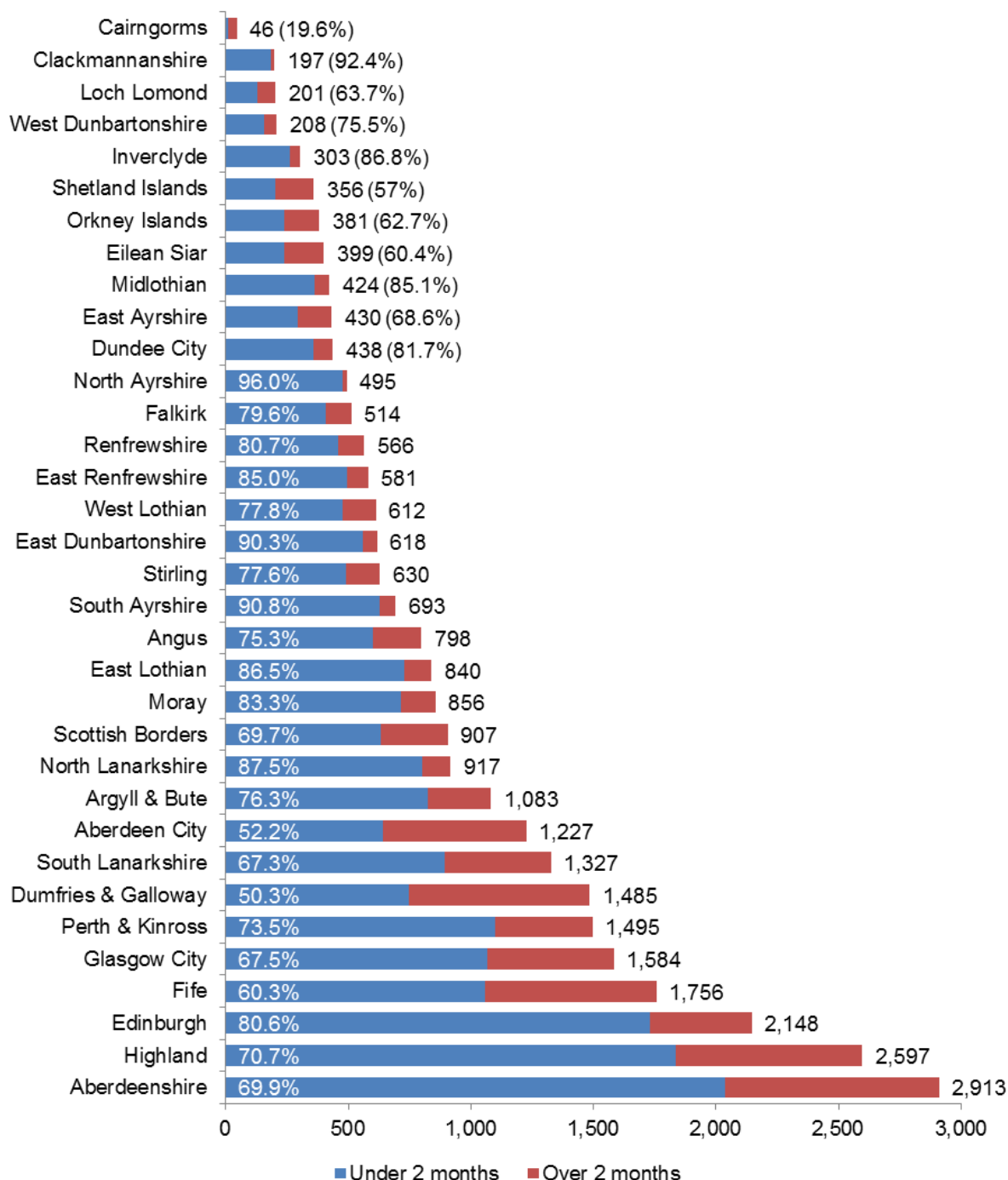
The average decision time for Scottish Borders, who have cleared through some older cases, has been skewed by several applications from 2009 and 2010, including eleven applications from 2009 but were after 3<sup>rd</sup> August and so are still included in post-3<sup>rd</sup> August applications. Without these eleven applications the average time would reduce to 14.8 weeks.

Aberdeen City, Aberdeenshire, Clackmannanshire and East Dunbartonshire have not stopped the clock on any of their applications in 2013/14. Average decision times for these local authorities may be higher than otherwise, and higher than those authorities who are able to report delays in decision making.

### 12.3 Local Developments – percentages under two months, 2013/14

The following chart shows the percentages of decisions made in under two months ordered by the number of decisions made by each planning authority.

**Chart 46: Local developments by planning authority, 2013/14 – percentages under 2 months**



At Scotland level the percentage of decisions made in under two months was 72.7%. Aberdeenshire made the most decisions on local developments (2,913) and 69.9% of these were made within 2 months.

The following table is an extract from [Annual, 2013/14 - Table 4](#) and allows comparison with results from the previous year.

**Table 5: Local Applications: Average Time & Percentage under 2 months**

Planning Authority	2013/2014			2012/2013		
	Number of applications	Percent Under 2 Months	Overall Average Time (weeks)	Number of applications	Percent Under 2 Months	Overall Average Time (weeks)
Aberdeen City	1,227	52.2%	12.5	1,189	52.6%	11.9
Aberdeenshire	2,913	69.9%	12.2	3,075	62.7%	15.4
Angus	798	75.3%	8.2	763	80.3%	9.2
Argyll & Bute	1,083	76.3%	10.3	1,061	69.2%	11.6
Cairngorms NP <sup>1</sup>	46	19.6%	17.7	48	8.3%	18.3
Clackmannanshire	197	92.4%	6.8	192	84.9%	7.8
Dumfries & Galloway	1,485	50.3%	11.9	1,264	46.8%	12.9
Dundee City	438	81.7%	7.6	377	84.1%	7.0
East Ayrshire	430	68.6%	13.0	492	60.4%	11.7
East Dunbartonshire	618	90.3%	8.7	662	84.1%	10.1
East Lothian	840	86.5%	10.7	738	83.3%	11.6
East Renfrewshire	581	85.0%	7.3	546	84.2%	8.3
Edinburgh, City of	2,148	80.6%	8.6	2,069	82.4%	8.3
Eilean Siar	400	60.5%	9.8	413	59.1%	10.7
Falkirk	514	79.6%	8.8	507	65.9%	11.7
Fife	1,756	60.3%	12.7	1,751	64.2%	12.8
Glasgow City	1,584	67.5%	11.0	1,403	69.6%	11.3
Highland	2,597	70.7%	10.6	2,436	67.3%	11.4
Inverclyde	303	86.8%	7.1	306	82.4%	7.7
Loch Lomond & The Trossachs NP	201	63.7%	12.0	237	59.9%	12.3
Midlothian	424	85.1%	10.0	444	74.8%	10.8
Moray	856	83.3%	10.1	817	67.2%	14.9
North Ayrshire	495	96.0%	6.2	457	90.8%	7.7
North Lanarkshire	917	87.5%	8.4	875	73.7%	11.3
Orkney Islands	381	62.7%	10.6	609	46.1%	10.7
Perth & Kinross	1,495	73.5%	10.3	1,449	69.4%	10.2
Renfrewshire	566	80.7%	7.8	556	78.8%	9.2
Scottish Borders	907	69.7%	16.6	947	64.2%	13.9
Shetland Islands	356	57.0%	11.0	286	68.2%	11.0
South Ayrshire	693	90.8%	7.1	722	86.7%	7.6
South Lanarkshire	1,327	67.3%	13.1	1,274	68.8%	11.9
Stirling	630	77.6%	9.5	580	78.4%	9.7
West Dunbartonshire	208	75.5%	9.8	213	83.1%	9.3
West Lothian	612	77.8%	9.2	574	73.2%	12.0
<b>SCOTLAND</b>	<b>30,026</b>	<b>72.7%</b>	<b>10.6</b>	<b>29,332</b>	<b>69.4%</b>	<b>11.4</b>

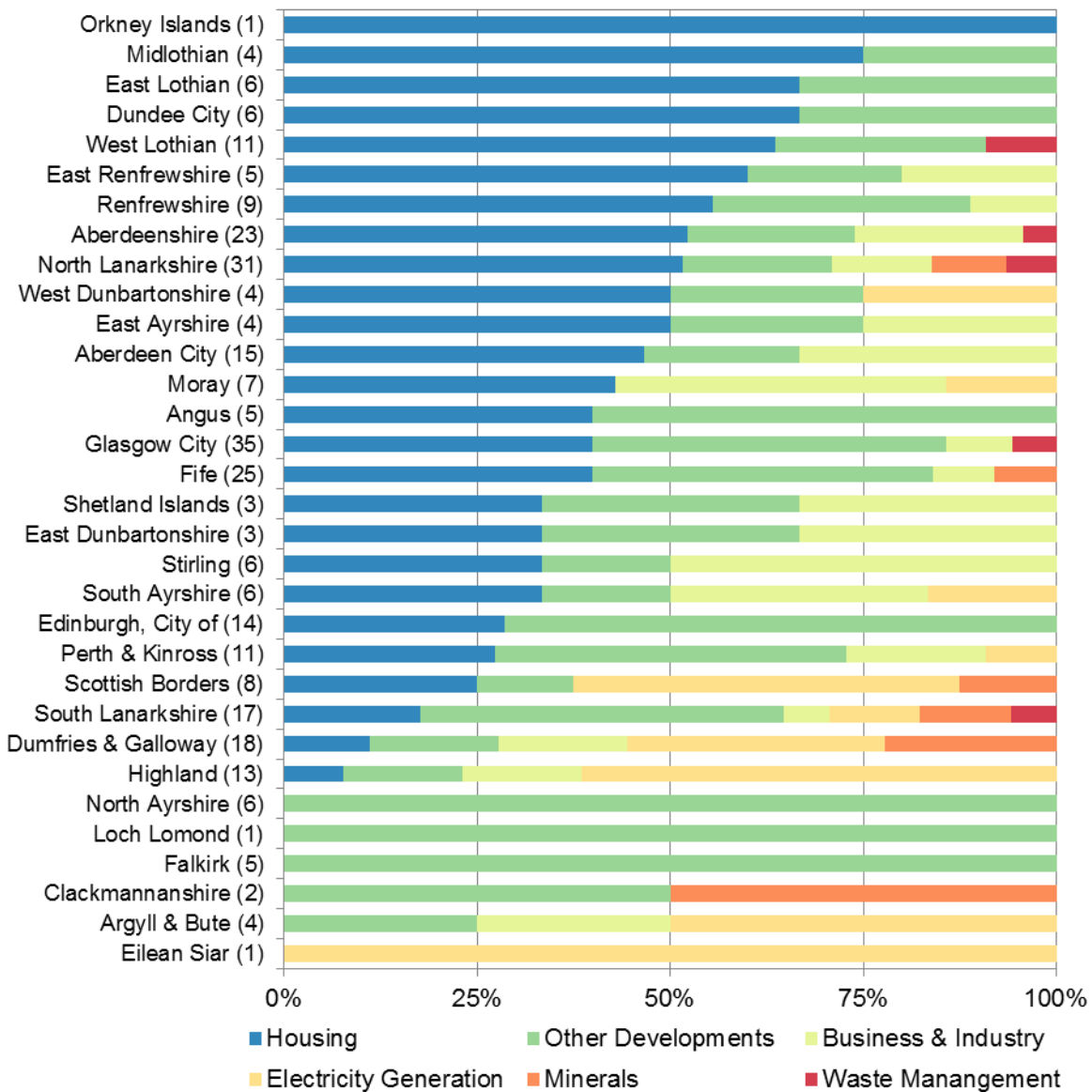
Moray, North Lanarkshire, Falkirk, West Lothian, Aberdeenshire & North Ayrshire have all improved their average decision times by over 20% compared to 2012/13.

### 13. Major Developments by Planning Authority, 2013/14

As in the previous section results are only given for post-3<sup>rd</sup> August applications. Results for all applications can be found in the detailed excel tables at: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning>

#### 13.1 Major Developments – by development type, 2013/14

Chart 47: Major developments by planning authority and development type, 2013/14



The number in brackets gives the total number of decisions for major developments by planning authority.

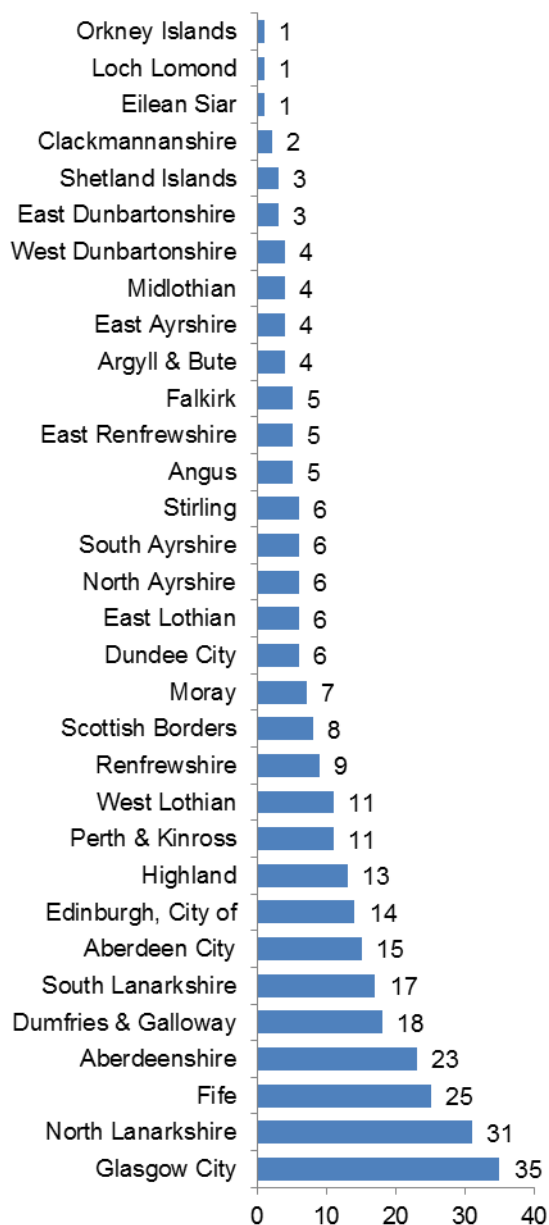
The chart shows information on the case mix for each planning authority, ordered by the most frequent applications (housing followed by other developments). However, note that numbers of decisions made for major developments are very small at planning authority level. For example, Orkney made one decision for a major housing development and Eilean Siar made one decision for a major electricity generation development. Glasgow made the most decisions (35) for major planning

applications with 40% for housing developments and 46% for other major developments.

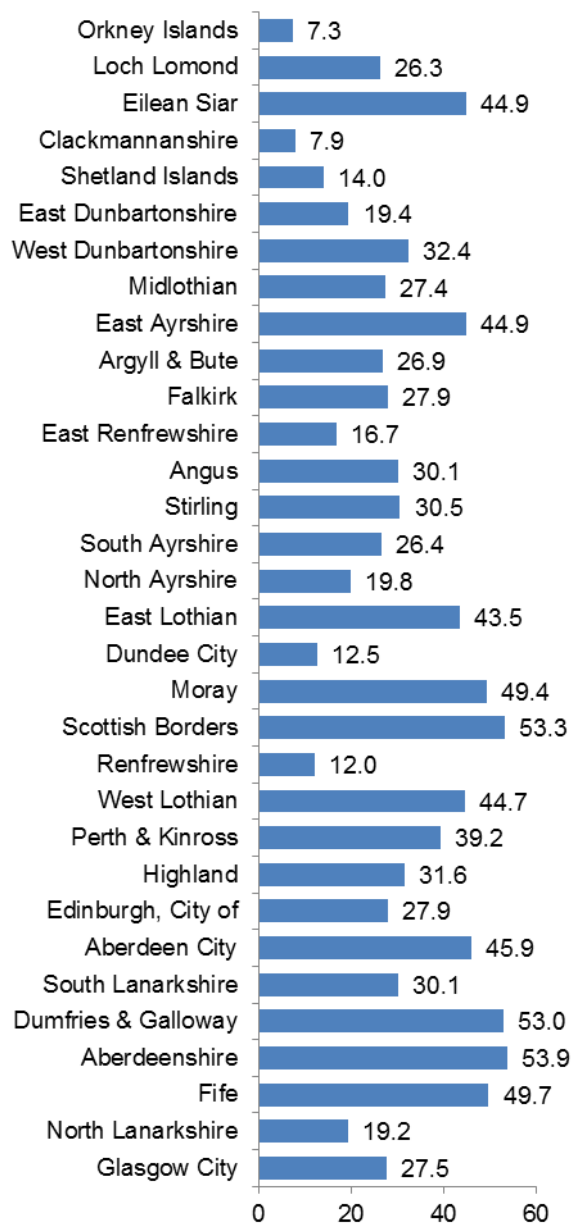
### 13.2 Major Developments – average decision times, 2013/14

The following chart shows the average decision times for major developments ordered by the number of decisions made for local developments in each planning authority. In total there were 309 decisions made on local developments in 2013/14 with an overall average decision time of 34.6 weeks.

**Chart 48: Major developments by planning authority, 2013/14 – number of decisions**



**Chart 49: Major developments by planning authority, 2013/14 – average decision time (weeks)**



Numbers of decisions made for major developments are very small compared to those for local developments and the average decision times at local authority level are likely to be volatile. The case mix also has a strong influence on average decision times. On average, applications for major electricity generation developments followed by those for major housing developments take longer for a decision than other types of major development. Therefore, it can be expected that those local authorities with a high proportion of these types of major applications will have longer than average decision times. For Eilean Siar, Scottish Borders, West Dunbartonshire, Midlothian and Orkney three quarters or more of their major applications were either for electricity generation or major housing developments.

Aberdeen City, Aberdeenshire, Clackmannanshire and East Dunbartonshire have not stopped the clock on any of their applications in 2013/14. Average decision times for these local authorities may be higher than otherwise, and higher than those authorities who are able to report delays in decision making.



The following table is an extract from [Annual, 2013/14 - Table 2](#) and allows comparison of the average decision times for major applications between years.

**Table 6: Major Applications: Average Decision Time**

Planning Authority	2013/14		2012/13	
	Total number of applications	Overall Average Time (weeks)	Total number of applications	Overall Average Time (weeks)
Aberdeen City	15	45.9	10	53.7
Aberdeenshire	23	53.9	12	41.5
Angus	5	30.1	4	33.3
Argyll & Bute	4	26.9	3	59.0
Cairngorms	0	-	0	-
Clackmannanshire	2	7.9	0	-
Dumfries & Galloway	18	53.0	15	34.9
Dundee City	6	12.5	3	23.7
East Ayrshire	4	44.9	5	39.5
East Dunbartonshire	3	19.4	4	13.5
East Lothian	6	43.5	4	20.7
East Renfrewshire	5	16.7	5	39.9
Edinburgh, City of	14	27.9	6	22.7
Eilean Siar	1	44.9	0	-
Falkirk	5	27.9	0	-
Fife	25	49.7	21	45.5
Glasgow City	35	27.5	34	38.2
Highland	13	31.6	15	26.1
Inverclyde	0	-	4	26.0
Loch Lomond	1	26.3	0	-
Midlothian	4	27.4	10	31.8
Moray	7	49.4	8	55.7
North Ayrshire	6	19.8	6	34.1
North Lanarkshire	31	19.2	12	21.0
Orkney Islands	1	7.3	0	-
Perth & Kinross	11	39.2	9	14.2
Renfrewshire	9	12.0	10	36.6
Scottish Borders	8	53.3	10	60.8
Shetland Islands	3	14.0	0	-
South Ayrshire	6	26.4	3	21.6
South Lanarkshire	17	30.1	10	43.2
Stirling	6	30.5	3	14.9
West Dunbartonshire	4	32.4	2	19.2
West Lothian	11	44.7	10	38.7
<b>SCOTLAND</b>	<b>309</b>	<b>34.6</b>	<b>238</b>	<b>36.3</b>

Due to the small numbers of major applications, especially at local authority level, average times are more variable. However, Renfrewshire, East Renfrewshire, Argyll & Bute, Dundee City & North Ayrshire have all improved their overall average decision time by over 40% compared to 2012/13.

## 14. Annex

### 14.1 Processing Agreements by Planning Authority

Almost half of planning authorities used processing agreements in 2013/14 and City of Edinburgh, with 45 processing agreements, had a share of over one third of these agreements.

Loch Lomond & The Trossachs National Park reported that the failure of some applicants to submit required information on time affected the success rate for their processing agreements. However, after adjustments to procedures to tackle this issue, results for the most recent quarter have improved.

**Table 7: Processing Agreements by Planning Authority, 2013/14**

Planning Authority	Number of decisions, 2013/14					Overall percentage within agreed timescales
	Major Developments	Local Developments	EIA Developments	Other Consents	Total number of decisions	
Aberdeen City	1	1	0	0	2	100.0%
Angus	2	0	0	0	2	100.0%
Argyll & Bute	1	4	0	0	5	100.0%
Cairngorms NP	0	1	0	0	1	0.0%
Dumfries & Galloway	1	0	0	0	1	100.0%
Dundee City	2	0	0	0	2	100.0%
East Dunbartonshire	0	0	0	1	1	100.0%
Edinburgh, City of	32	11	1	1	45	82.2%
Fife	0	1	0	0	1	100.0%
Glasgow City	0	11	0	5	16	100.0%
Highland	18	2	0	0	20	95.0%
Loch Lomond & The Trossachs NP	0	21	0	2	23	52.2%
Renfrewshire	2	1	0	0	3	100.0%
South Ayrshire	2	0	0	0	2	100.0%
Stirling	0	1	0	0	1	0.0%
<b>SCOTLAND</b>	<b>61</b>	<b>54</b>	<b>1</b>	<b>9</b>	<b>125</b>	<b>82.4%</b>

## 14.2 Stopping the Clock

In some cases it is appropriate to remove a length of time from the total decision time. We have called this process of removing a specific length of time “stopping the clock”. This should not be used for every application; it is about reasonably adjusting the data to produce more accurate and relevant performance statistics that would otherwise have been skewed by extreme cases of delay outwith the planning authority’s control.

For the year 2013/14 there were thirty local authorities who gave details for a total of 766 applications where the clock was stopped. This compares with 264 applications in the previous year and this improvement in reporting will have an influence on average decision times. The table below shows the number of applications where the clock has been stopped by planning authority.

**Table 8: Clock stops by planning authority**

Planning Authority	2013/14		2012/13	
	Number of Applications	Average weeks removed from decision time	Number of Applications	Average weeks removed from decision time
Aberdeen City	0	-	0	-
Aberdeenshire	0	-	0	-
Angus	55	25.4	21	44.7
Argyll & Bute	28	45.2	23	31.9
Cairngorms	12	31.6	2	61.2
Clackmannanshire	0	-	0	-
Dumfries & Galloway	37	24.1	5	181.0
Dundee City	19	68.3	5	50.0
East Ayrshire	22	12.5	7	138.7
East Dunbartonshire	0	-	0	-
East Lothian	2	167.1	0	-
East Renfrewshire	20	14.5	1	36.6
Edinburgh, City of	25	56.1	22	43.9
Eilean Siar	4	24.3	7	23.6
Falkirk	54	22.9	20	23.5
Fife	37	22.8	5	99.9
Glasgow City	32	130.1	2	138.9
Highland	38	65.1	49	96.4
Inverclyde	20	24.3	3	80.0
Loch Lomond	27	38.0	20	35.4
Midlothian	1	86.9	0	-
Moray	3	33.8	0	-
North Ayrshire	17	59.3	8	124.1
North Lanarkshire	46	38.7	25	44.2
Orkney Islands	19	77.3	4	97.3
Perth & Kinross	99	49.0	3	29.1
Renfrewshire	6	28.5	0	-
Scottish Borders	30	121.3	3	83.7
Shetland Islands	26	7.3	12	30.0
South Ayrshire	11	81.7	6	78.2
South Lanarkshire	18	33.3	9	107.9
Stirling	4	137.2	2	86.5
West Dunbartonshire	3	16.8	0	-
West Lothian	51	31.4	0	-
<b>Grand Total</b>	<b>766</b>	<b>45.5</b>	<b>264</b>	<b>63.7</b>

Planning authorities that have not stopped the clock on any of their applications in 2013/14 are Aberdeen City, Aberdeenshire, Clackmannanshire and East Dunbartonshire. Average decision times for these local authorities may be higher than otherwise, and higher than those authorities who are able to report delays in decision making.

The following table gives an analysis of applications where the clock has been stopped by development type.

**Table 9: Clock stops by development type**

Development Type	2013/14		2012/13	
	Number of Applications	Average weeks removed from decision time	Number of Applications	Average weeks removed from decision time
<b>Local Developments</b>				
Householder developments	85	16.8	18	29.7
Minerals - Local	2	128.6	1	83.4
Housing - Local	288	55.5	112	59.5
Business and industry - Local	50	29.2	12	96.7
Waste Management - Local	3	95.3	0	-
Electricity Generation - Local	60	24.1	26	36.9
Marine Finfish Farming - Local	3	4.3	1	11.0
Marine Shellfish farming - Local	1	15.4	1	115.3
Other developments - Local	113	27.7	41	37.0
Telecommunications	1	7.3	0	-
AMSCs (under 2 months)	21	41.5	0	-
<b>Local Developments - TOTAL</b>	<b>627</b>	<b>39.7</b>	<b>212</b>	<b>52.1</b>
<b>Major Developments</b>				
Minerals - Major	3	62.9	2	447.9
Housing - Major	38	118.7	15	196.9
Business and industry - Major	4	110.5	0	-
Electricity Generation - Major	2	40.5	5	102.2
Other developments - Major	15	105.5	2	87.1
<b>Major Developments - TOTAL</b>	<b>62</b>	<b>109.7</b>	<b>24</b>	<b>188.9</b>
<b>Other Consents</b>				
Listed bldg.+con.area consents	48	42.2	17	23.4
Advertisements	5	83.2	1	41.1
Hazardous substances consents	10	14.4	2	9.6
Other consents and certificates	4	84.8	2	243.6
<b>Other Consents - TOTAL</b>	<b>67</b>	<b>43.7</b>	<b>22</b>	<b>42.9</b>
<b>Local with EIA</b>				
Business and industry - Local (with EIA)	0	-	1	107.0
Electricity Generation - Local (with EIA)	7	22.8	5	35.7
Marine Finfish Farming - Local (with EIA)	2	36.1	0	-
Other developments - Local (with EIA)	1	10.0	0	-
<b>Local with EIA - TOTAL</b>	<b>10</b>	<b>24.2</b>	<b>6</b>	<b>47.6</b>
<b>Overall Total</b>	<b>766</b>	<b>45.5</b>	<b>264</b>	<b>63.7</b>

For both 2013/14 and 2012/13, local housing developments have the most applications where the clock has been stopped, with over a year on average removed from decision times. In 2013/14 this represented almost 5% of all applications for local housing developments. There are a variety of reasons why the clock is stopped but are often due to delays in concluding legal agreements and

waiting for the applicant to sign a planning obligation. Other reasons include site survey required in relation to European protected species that must await a particular season, external consultants delay or awaiting advert fees to be paid.

**Stop the clock advice** has been issued to planning authorities to help with decisions for stopping the clock and is available at;

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/DataSupplierArea>

### **14.3 Planning Performance Guidance**

Detailed guidance is available to planning authorities to help with submission of quarterly data. This can be found here:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/DataSupplierArea>

### **14.4 Calculation of cut-off date for 2 month target**

Months are measured from a specific day in one month until the day with the preceding date in the following or subsequent months. Further guidelines on how this is calculated can be found here:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/DataSupplierArea>.

### **14.5 Revisions**

The revisions policy for planning performance statistics has been developed in accordance with the UK Statistics Authority Code of practice for Official Statistics and further details are available at:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/Revisions>

During the analysis of annual figures for 2013/14 there have been a very small number of changes to previously published quarterly data, which have been incorporated into annual summaries.

The quarterly revisions have been footnoted in the latest publication;

[Planning Authority Performance Statistics 2013/14 Quarter 4](#)

### **14.6 Uses of the Statistics**

The key objective of the statistics is to allow Scottish Government and the planning authorities to monitor the performance of planning authorities in the timeliness of deciding planning applications. The statistics monitor the impact of the new development management system, part of the modernising planning agenda, which was implemented on 3<sup>rd</sup> August 2009. These statistics also feed into the evidence used in the territorial liaison meetings between Scottish Government Department for Built Environment officials and planning authorities. Further details are available at:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/DataUses>

## **14.7 Statistics for other UK countries**

Information and statistics on planning applications for the other UK countries can be accessed at the following links:

England: <https://www.gov.uk/government/publications/planning-applications-in-england-january-to-march-2014>

Wales: <http://wales.gov.uk/topics/planning/planningstats/?lang=en>

Northern Ireland: <http://www.planningni.gov.uk/index/tools/about-statistics.htm>

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### Correspondence and enquiries

For enquiries about this publication please contact:

Dorothy Watson,  
Communities Analytical Services,  
Telephone: 0131 244 0439,  
e-mail: [Dorothy.Watson@scotland.gsi.gov.uk](mailto:Dorothy.Watson@scotland.gsi.gov.uk)

For general enquiries about Scottish Government statistics please contact:

Office of the Chief Statistician, Telephone: 0131 244 0442,  
e-mail: [statistics.enquiries@scotland.gsi.gov.uk](mailto:statistics.enquiries@scotland.gsi.gov.uk)

### How to access background or source data

The data collected for this statistical bulletin:

are available in more detail through Scottish Neighbourhood Statistics

are available via excel spreadsheets on the Planning Statistics webpages at:  
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning>

Details on individual planning applications are also available on planning authorities eplanning websites.

may be made available on request, subject to consideration of legal and ethical factors.

cannot be made available by Scottish Government for further analysis as Scottish Government is not the data controller.

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ISBN 978-1-78412-689-6

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